

142.A

0003

0117.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

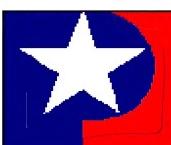
745,800 / 745,800

USE VALUE:

745,800 / 745,800

ASSESSED:

745,800 / 745,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
117		HIGHLAND AVE, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: HUGHES SCOTT A

Owner 2: DUNN KATHARINE H

Owner 3:

Street 1: 117 HIGHLAND AVE UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: HUGHES SCOTT A -

Owner 2: DUNN KATHARINE H -

Street 1: 117 HIGHLAND AVE UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1703 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7823									G8	1.						

**IN PROCESS APPRAISAL SUMMARY**

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct			
102								0.000		742,800		3,000		745,800											
Total Card								0.000		742,800		3,000		745,800		Entered Lot Size									
Total Parcel								0.000		742,800		3,000		745,800		Total Land:									
Source: Market Adj Cost												Total Value per SQ unit /Card: 437.93		/Parcel: 437.93		Land Unit Type:									

**PREVIOUS ASSESSMENT**

Parcel ID										142.A-0003-0117.2		!15465!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT		
2022	102	FV	742,800	3000	.	745,800			Year end	12/23/2021	Date		
2021	102	FV	721,400	3000	.	724,400			Year End Roll	12/10/2020	Time		
2020	102	FV	710,800	3000	.	713,800			Year End Roll	12/18/2019			
2019	102	FV	632,800	3000	.	635,800			Year End Roll	1/3/2019			
2018	102	FV	560,800	3000	.	563,800			Year End Roll	12/20/2017			
2017	102	FV	512,000	3000	.	515,000			Year End Roll	1/3/2017			
2016	102	FV	512,000	3000	.	515,000			Year End	1/4/2016			
2015	102	FV	473,900	3000	.	476,900			Year End Roll	12/11/2014			

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	15465			
HUGHES SCOTT A,	57664-260		10/18/2011	Convenience		10	No	No					
WARD JACK E,	54619-234		4/30/2010			493,000	No	No					
WARDCHERYL A &	49215-312		3/30/2007			451,000	No	No	M DEED				
WILSON DAVID A	48588-354		11/30/2006										

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/29/2019	1715	Heat App	5,000	C					8/16/2018	Measured	DGM	D Mann
									12/5/2008	MLS	MM	Mary M
									5/3/2007	External Ins	BR	B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>											
Type: 99 - Condo Conv			Full Bath: 2	Rating: Good																						
Sty Ht: 2A - 2 Sty +Attic			A Bath:	Rating:																						
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:																						
Foundation: 2 - Conc. Block			A 3QBth:	Rating:																						
Frame: 1 - Wood			1/2 Bath:	Rating:																						
Prime Wall: 4 - Vinyl			A HBth:	Rating:																						
Sec Wall:	%		OthrFix:	Rating:																						
Roof Struct: 2 - Hip			<b>OTHER FEATURES</b>						<b>RESIDENTIAL GRID</b>																	
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Good																						
Color: TAN			A Kits:	Rating:																						
View / Desir:			Frl: 1	Rating: Good																						
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:																			
Grade: C - Average			<b>CONDOS INFORMATION</b>						1st Res Grid   Desc: Line 1   # Units 1																	
Year Blt: 1923	Eff Yr Blt:		Location:																							
Alt LUC:	Alt %:		Total Units:																							
Jurisdct: G8	Fact: .		Floor: M - Multi-Level																							
Const Mod:			% Own:	60.000000000																						
Lump Sum Adj:			Name:																							
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD			Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL																
Prim Int Wal 2	- Plaster		Functional:		%	Interior:	1	7	3																	
Sec Int Wall:	%		Economic:		%	Additions:																				
Partition: T - Typical			Special:		%	Kitchen:																				
Prim Floors: 3 - Hardwood			Override:		%	Baths:																				
Sec Floors:	%		Total:	18.6	%	Plumbing:																				
Bsmnt Flr: 12 - Concrete			General:			Electric:																				
Subfloor:			Totals	1	7	Heating:																				
Bsmnt Gar:																										
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 1 - Oil																										
Heat Type: 5 - Steam																										
# Heat Sys: 1																										
% Heated: 100	% AC:																									
Solar HW: NO	Central Vac: NO																									
% Com Wal	% Sprinkled																									
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:		Color:												
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 142.A-0003-0117.2												<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1	9X18	A	AV	1960		30.43	T	40	102			3,000		3,000								
More: N						Total Yard Items:			3,000	Total Special Features:						Total:			3,000							